

DELEGATED OFFICER REPORT:**Application Ref:** F/26/101745**Site Address:** UNIT 5, NELSON INDUSTRIAL PARK, HERALD ROAD, HEDGE END, SOUTHAMPTON, SO30 2JH**Case Officer:** Clare Martin**Description:** Erection of palisade fence and gates

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Within Existing Employment Site		

Planning History?	Yes ☒	No ☐
• Z/14894/010/00 – Erection of warehouse and light industrial units - Grant Outline Permission (19/03/1982). • Z/14894/014/00 – Approval of Reserved Matters (revised scheme) for the siting, means of access and parking - Approve the Reserved Matters (19/09/1986). • Z/14894/26 – Erection of factory/ warehouse – Permitted (10/11/1988).		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None		
Highways (HCC):	<u>No Objection</u> The proposed fencing and gate is situated well away from the adopted highway, and as such do not cause any direct highway concerns. Despite this, an initial review has been undertaken, and it is noted that the gate and fence is to be constructed of materials that can largely be seen through due to the gaps in vertical slats, and as such visibility can be retained. Onwards, whilst a gate is proposed adjacent to the private road, this is not an unusual scenario on industrial estates, and it is (a) anticipated that the gate will be opened early morning and remain open until closing time early evening. At which point peak periods are likely to be missed so any obstruction would be minimal, and (b) it is noted that passing traffic would be generated by one building only, with a cul-de-sac dead-end further on again minimising passing traffic flows.		
Southern Gas Network:	<u>Comment</u> Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal.		
Town Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: carried out on 26th August 2026.		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i>

Policy:
National Planning Policy Framework The framework sets out the NDMP (<u>national decision making policies</u>), the most relevant are: - S3 (sustainable development), S4 (development within settlements), CC2 & CC3 (climate change), E2 (meeting the needs for business land), DP3 (well-designed places), TR4 (access and car parking), Planning Practice Guidance This is a manual for the planning system and provides guidance on the implementation of the policies within the National Planning Policy Framework. Development Plan: <u>The Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are: - Strategic policies: S1(sustainable development) and S2(approach to new development); and - Development Management policies: DM1(new development criteria), DM11 (nature conservation), DM14 (parking) and DM15 (safeguarding). Supplementary Planning Documents: Quality Places & Residential Parking Standards; Character Area Appraisals & Trees and Development.

Proposal:
The proposal is to erect 2m high palisade fencing around the edge of the yard at the eastern side of the building. The scheme includes a double gated vehicular access and single gated pedestrian access at the front of the unit and another single gated pedestrian access at the rear. The proposal replaces a chain linked fence with bard wire above located along the side and rear site boundary.

Assessment:
Principle The site is within an existing employment area where B2 (general industry), B8 (storage and distribution) & Eg (office, research and development) are protected. The unit has been vacant since March 2024 and was previously broken into. The proposed palisade fencing along the boundaries will provide additional security and so assist in reletting the industrial/ warehouse unit. In this regard, the proposal supports the existing employment area. The site is also located within the urban edge, where development proposals should be approved unless the benefits of doing so would be substantially outweighed by any

adverse effects (as set out in NDMP S4 of the National Planning Policy Framework). The material considerations for the proposal are considered below.

Character and Appearance

NDMP DP3 and Policy DM1 of the Local Plan requires development to take full and proper account of the context of the site (including the character and appearance of the locality) and be compatible with adjoining uses and be well integrated with these (in terms of mass, scale, materials, layout, density, design and siting) both in itself and in relation to adjoining buildings, spaces and views.

The proposed 2m high palisade fencing and gates will enclose the car parking area, coming forward of the building line and replacing an existing temporary fence at the front of the car park. The proposal will also replace the permanent chain link fence (with bard wire above) along its eastern boundary next to the access road.

The palisade fencing is of a simple design and is a type of boundary treatment commonly found within industrial estates. The site is located towards the end of Nelsons industrial park where there is a mixture of boundary treatments, including 2m high palisade fencing along the eastern boundary of Unit E Hamilton Business Park (northern neighbour).

The existing hedging and trees along and adjacent to the sites eastern boundary will be retained and these pockets of landscaping help to lift the appearance of the locality.

The proposal is considered to be in keeping with the character and appearance of the industrial estate.

Access and Highways

NDMP TR3 and Policy DM13 of the Local Plan requires development to have a safe and convenient access to the highway and avoid/ mitigate for any significant adverse impacts on the transport network (in terms of capacity, congestion and highway safety).

The site is located towards the rear of Nelson's Industrial Park which is a private road leading to a dead end. As the road only serves the industrial estate there will be limited vehicular movements from the few industrial units at this point. It is therefore considered that any vehicles waiting on road for the entrance gates to open are unlikely to cause a highway obstruction and for the most part would be of limited duration.

The proposed palisade fencing allows sufficient visibility for vehicles to pull safely into and out of the site. The proposal will not alter the position of the access or impact upon the amount of on-site parking provision. No objection has been raised by the Highway Officer.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) states:

A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups.

It is considered that this application does not raise any equality implications.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environment Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case National legislation and guidance, together with local policy ensure that all planning applications are tested for their resilience to and impact on the environment.

NDMP CC2 of the National Planning Policy Framework & Policies DM2 and DM3 of the local plan set out ways that development can reduce its impact on the climate and environment. These include locating development in sustainable places with access to services and sustainable transport connections. It also includes promoting designs which conserve energy, lower water usage, reduce overheating, reuse materials or existing structures, incorporate sustainable drainage, take advantage of low carbon energy networks and contribute to the creation or restoration of habitats.

When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Conclusion:

Recommendation:

PERMIT ☐**REFUSE** ☐

Comments ...